

# Fire Station Presentation

Why a new fire station is needed

# Background

- Existing facility built as a fire/police station in 1954, opened in 1955
- Cost to build in 1954 was \$144,115.44
- There have been no additions or major renovations to the original building
- Windows, doors and roof were replaced around 20 plus years ago
- Boiler was replaced in 2011

# Background

- On March 13, 2007 The Maynard Public Safety Building Committee met for the first time
- Primary charge was to build a new police facility
- As part of the process to determine the need for a new police station, the existing building was evaluated

# Background

- On March 28, 2007 Crowley Engineering visited the existing facility to evaluate the conditions at that time

# Findings from Crowley Engineering

- Boiler needs to be replaced
- Degraded pipes encased in asbestos
- No provision for outside make-up air as required
- Heating system is inadequate for the building
- Electric service is inadequate for the building
- There are no means to pressurize building to keep fumes from living area
- No purge or CO system in apparatus area
- No mechanical exhaust in the building for kitchen and bathrooms
- The building does not meet energy codes
- The plumbing is in such poor condition, it often falls apart when work is needed
- Turnout geared is cleaned and dried in the boiler room

# Report from Crowley Engineering

“All of the items listed above are important. Prioritization of the items is not possible. All of the items listed require attention. A phased 3-5-8 year plan is not plausible. The work is either completed in its entirety, or it is not started [at all].”

# Background

- \$10,000.00 was allocated to study adding on to the existing fire station and create conceptual drawings for a new fire station
- There was a unique opportunity to apply for a FEMA grant to construct a fire station
- A \$1,000,000.00 debt exclusion was approved at the (2009) ATM contingent upon being awarded the FEMA grant, this would have been the towns match to the grant
- One grant was awarded per state, while our application was excellent, another community received the grant

# Background

- Excerpt from the report from the Public Safety Building Committee presented at the 2007 ATM:

Before receiving the engineering report we had thought we would propose to renovate the existing Public Safety Building, or to find a new location and funding for a new Fire Station in another 5 years or so. But the report found such extremely inadequate and dysfunctional conditions in the existing building that we may have to propose something on a more compressed timetable.



# Background

- Excerpt from the report from the Public Safety Building Committee presented at the 2007 ATM:

If the Fire Department stays in its present location there will be no room for expansion, as the site is already beyond its maximum capacity. Six vehicles are already squeezed bumper to bumper and door to door, with little room to service, clean or maintain them. Any future new ladder truck would need to be custom built to fit in the smaller than normal bays and to fit through the very low doors. There is already not enough on site parking for the current firefighters. As well there is no room for on site training with apparatus.

# Background

- In 2010, the Town of Maynard hired Resource Management Associates to conduct a review of the fire department, including the facility.

# Background

- Excerpt from the accepted RMA report:

Recommendation 5.1: Town officials should place a high priority on finding financial support for site acquisition, architectural design and construction of a new station as soon as is practical.

# Current Conditions

- Since the report from Crowley Engineering was submitted, the boiler has been replaced and ***some*** of the asbestos has been removed
- Since 2011 we have had two emergency asbestos abatements, in one case it had actually contaminated turnout gear

# Current Conditions

- There is no sprinkler system in the building
- Since December of 2015, there have been fires in 2 fire stations in neighboring communities, Acton and Concord
- Concord needed a temporary structure for their sub-station, Acton's damage was limited
- Maynard operates out of a single station and a serious fire would be catastrophic for the community!

# Current Conditions

- Laundry facilities are located in the hose tower with the following:
  - Flammable liquid storage
  - Compressor for breathing air in SCBA
  - Paint, hand tools, fire extinguishers
  - Oxygen cylinders
- Fire apparatus is crammed into the existing structure, some vehicles actually have to touch bumpers to close doors
- There is no central air conditioning, multiple window units are utilized
- There is no designated space to store firefighter gear
- EMS equipment is stored with fire hose



# Current Conditions





# Current Conditions





# Current Conditions



# Current Conditions





# Current Conditions



# Then versus Now





# Fire Station Ramp with original apparatus



# Conditions Today





# Conditions Today



# Conditions Today





# Then versus Now

**Similar to MFD 1938 Ladder**



**Similar to new 2017 Aerial**



# Then versus Now

**1949 International Pumper**



**2015 E-2 Pumper**



# Then versus Now

No Ambulance in 1955, but it would have been this size



Current Maynard Ambulance



# Then versus Now

## 1955

- No permanent staff
- 177 Emergency Calls
- No NFPA Standards on cleaning, storage and protection of gear, safety of firefighters and building requirement
- No Ambulance service
- No Fire Prevention or Plans Review
- Much narrower organizational mission

## 2016

- Daily staffing of 5, plus Fire Chief and Administrative Assistant M-F
- 1486 Emergency Calls in 2016
- Multiple NFPA Standards designed to keep firefighters safe from injury or illness
- More stringent Mass Building codes, including earthquake protection!
- 1,361 Fire Prevention Activities in 2016
- Today's mission involves:
  - Response to fires, medical emergencies, Hazardous Materials, and Rescues of all types
  - Fire Prevention
  - Public Education
  - Fire Investigation



# Then versus Now

- The current building is in disrepair and deteriorating
- The current building was not meant to house apparatus built today
- The current building does not assist the fire department in meeting its daily mission

# Where are we now

- In 2015, \$110,000.00 was allocated at the ATM to study the feasibility of renovating and adding on the existing fire station
- The building was again evaluated and a needs assessment was conducted
- The town would have needed to buy four abutting properties and actually began the negotiating process

# Where are we now

- As the process evolved it became apparent that while it was feasible to renovate and add on to the existing facility, there were concerns:
  - It was not cost effective
  - It would have extended project time
  - A temporary location would have been needed
  - We would still have an aging structure on an under-sized lot.

# Where are we now

- The focus shifted to looking at renovating and adding on to the Town Hall
- This was not well received, and the BOS put together a Fire Station Building Committee (FSBC)
- The committee was comprised of 13 members including 2 BOS members, and 2 FINCOM members



# Where are we now

- The FSBC was charged with finding a location for a fire station and exploring funding options
- The FSBC looked at 13 different locations and rated them in multiple areas to determine the most suitable
- We sent out 3 different RFPs to anyone interested in selling a piece of property to the town to construct a fire station

# Where are we now

- In January the owners of Mill & Main Place responded to our latest RFP
- This site was one of our top 5 choices and we have begun the process of negotiations with them about purchasing the property

# Where are we now

- The more the committee met, the more apparent it became that funding mechanisms would be dependent upon the cost
- Overall project cost was impossible to estimate until a site is secured
- A solid project cost estimate is crucial for an ATM or STM presentation

# Where are we now

- Our next step was to look at hiring an Owners Project Manager to help guide us through the process from here on out, this was recommended by other municipal officials and state resources (**Recommended Practices for Hiring Owner's Project Managers: A Guide for Municipal Projects**) regarding the construction of municipal buildings

# Where are we now

- In February we interviewed 6 potential firms to act as an Owners Project Manager, we chose a firm, DAEDALUS Projects, Inc.
- DAEDALUS will help guide us through:
  - Schematic design
  - Architectural Drawings
  - Project Estimating
  - Project bidding and awards
  - Ensuring the project is built within budget, on time and within specification

# Next Steps

- We need funding at this year's ATM for the OPM and schematic drawings
- We will work over the summer to create an accurate budget and will likely seek funding for the total project in the fall of 2017
- Construction timetable based on funding, design and bidding process
- We need your help!

# Questions

We appreciate your support!

**THANK YOU!**